

LANDSCAPE BETTERMENT PLANT TABLE		
Code Requirement	Proposed	Betterment Factors
One interior island with trees per every twelve parking spaces - 17.	Transfer these 17 Canopy trees to the perimeter of the parking lot.	<ol style="list-style-type: none"> Improvement to existing vacant grass lot. Native Live Oaks & Sabal Palms (14' HT. min.) larger than min. req. on North, West, and East Parking Area Perimeter. Native Florida Royal Palms (20' GW), Medjool Date Palms (10 GW), and Native Sabal Palms (14' CT min.) on South Parking Area perimeter. Ligustrum trees on South Parking Area perimeter. Add hedging, vines, and ground cover to South Parking Area perimeter.

Plant and Materials List

SYM	ITEM	SPECIFICATION	QTY
PD	PHOENIX DACTYLIFERA 'MEDJOL' 'MEDJOL' DATE PALM 'CL. CUT'	10' C.T. CLASSIC CUT' MATCHED FULL UNCROPPED HEADS	2
RR	ROYSTONIA REGIA ROYAL PALM	20' G.W. MATCHED FLA. FANCY FULL FRONDS	14
RR	EXIST. ROYSTONIA REGIA ROYAL PALM	TO BE RELOCATED	8
SP	SABAL PALMETTO CABBAGE PALM	HURRICANE CUT 14" CAL. 14', 18', 22' C.T. STAGGERED GROUPS 4' DIA. ROOT BALL	19
QV	QUERCUS VIRGINIANA LIVE OAK	14' X 1" SPR. 3 1/2" CAL. MIN 5' CLEAR UNSCARRED TRUNK	40
LL	LIGUSTRUM LUCIDUM LIGUSTRUM TREE	10' X 6" MULTI-TRIM TO 4' C. MATCHED	12
BOUP	BOUGANVILLEA 'SPECTABILIS' PURPLE BOUGANVILLEA	10G 3' X 3' BUSH	24
IXN	IXORA 'NORA GRANT' NORA GRANT IXORA	3G 24' X 24' 2' O.C. FULL TO BASE	231
LEG	LIRIOPE M. 'EVERGREEN GIANT' EVERGREEN GIANT LIRIOPE	1G 10 BBS PER POT 12-14" HT 15" O.C.	1714
FERT	FERTILIZER	TABS & GRANULAR	AS REQ. / SPECS.
MUL	MULCH	3" EUCALYPTUS	C.Y. / SPECS.
SOIL	PLANTING SOIL	50/50 MIX	C.Y. / SPECS.
SOD	PENSACOLA BAHIA BAHIA	SOLID SOD	1 LS

Par 85-144

TABULATION

TOTAL AFFECTED AREA (2.891 ACRES) 125,967 SF

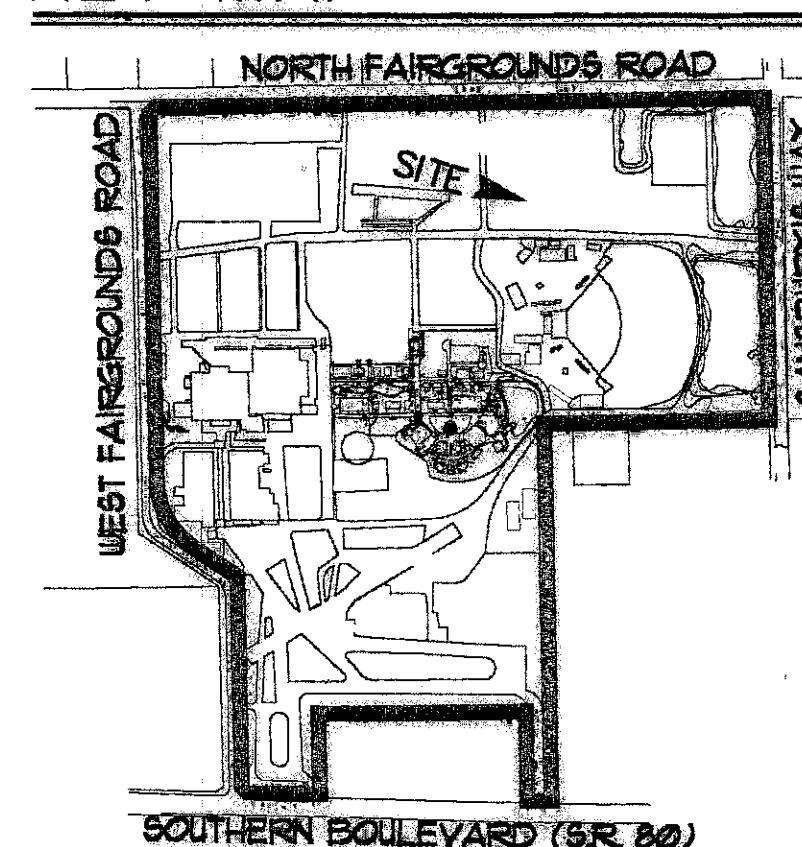
REQUIRED NUMBER OF TREES (1 TREE/2500 SF) 51
PROPOSED NUMBER OF TREES 85

REQUIRED NUMBER OF SHRUBS (1 SHRUB/1500 SF) 84
PROPOSED NUMBER OF SHRUBS 255

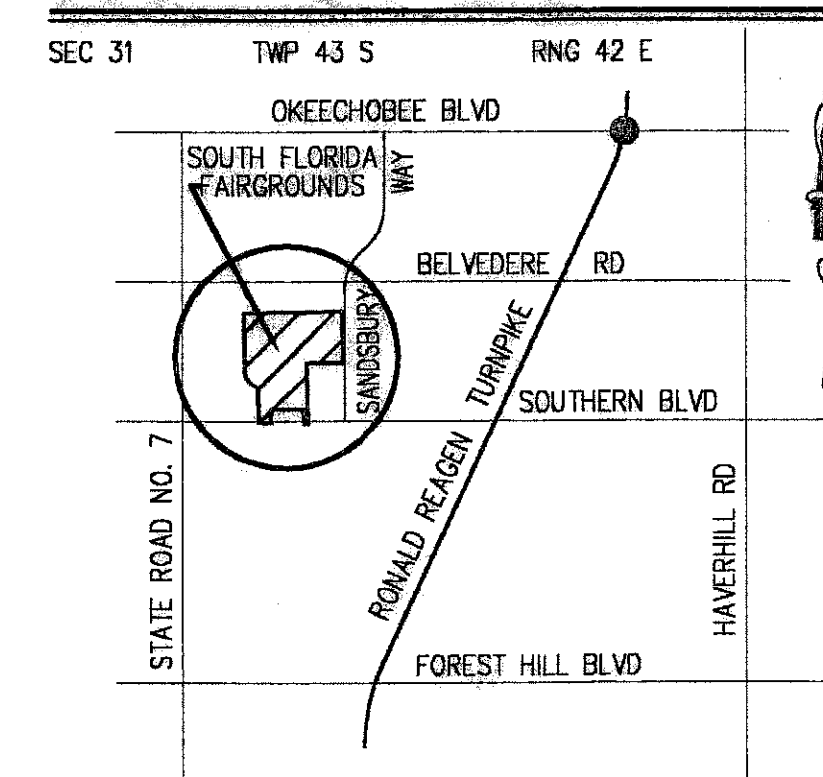
TOTAL NUMBER OF PARKING SPACES 284

(+) REQUIRED TREES RELOCATED TO THE PERIMETER OF THE PARKING LOT

KEY MAP

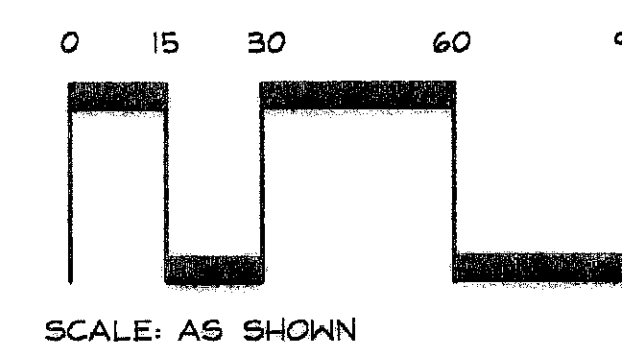


LOCATION MAP



PETITION NO. 85-144
DATE SUBMITTED 8/22/01
EXHIBIT NO. 4

FINAL PLAN
SIGNATURE ONLY
APPROVED 8/22/01
CAR for J. Teller



SCALE: AS SHOWN

Alternative Landscape Plan

ALTERNATIVE LANDSCAPE PLAN JUSTIFICATION SUPPLEMENTAL APPLICATION

1. BACKGROUND INFORMATION: The South Florida Fairgrounds has been in existence for many years. Recently, new improvements have been constructed on site including an amphitheatre and paved parking. The site plan was also recently approved to include an expansion to the Expo Center.

An Alternative Landscape Plan was processed and approved by the DRC on April 22, 1998 for the paved parking lot associated with the amphitheatre and Yesteryear Village. This plan is known as Exhibit #3. Approval was granted to relocate Canopy trees which were required within interior islands to the perimeter of the parking area. A similar application was processed and approved for the Expo Center Expansion parking area by the DRC on January 10, 2001. This plan is known as Exhibit #7.

This application includes a request to allow the same to occur within the new parking area which is directly north of the existing amphitheatre as what has been approved elsewhere on the site.

2. CODE DEFICIENCIES: (LIST SPECIFIC CODE SECTIONS): ULDC Section 7.3G3a(2) requires that interior landscape islands and Canopy trees be provided for every 12 parking spaces. A total of 17 interior islands and Canopy trees would be required in the proposed parking area. To compensate for the elimination of interior islands and Canopy trees in this parking lot, a minimum of 17 Canopy trees will be provided around the perimeter of the new parking area to provide shaded parking spaces.

3. ALTERNATIVE FACTOR(S): By permitting the elimination of interior islands and the relocation of required Canopy trees to the perimeter, greater flexibility is allowed for Mars Amphitheatre and the South Florida Fair in utilization of this parking area due to the fact that often times the events include oversized vehicles, trucks, trailers, RVs, etc. and interior islands prohibit maximum utilization of the parking area. The South Florida Fair will specifically use this lot for a staging area for the food vendors who arrive and set up 1 - 2 weeks prior to the start of the Fair and remain for the duration. Also, the Expo Center is designated a Critical Care Facility and during emergencies, this parking lot will be used for mobilization, staging and storage of emergency supplies and equipment. The South Florida Fair also has agreements with a local model airplane flying club who will use the area for staging events and the State of Florida Motor Vehicles Department who will use this lot for staging for the Commercial Drivers Licensing (CDL) testing in large vehicles. Mars will utilize this lot to provide parking for the VIP box and season ticket holders. It will also be used by them as a staging area for four buses, RVs, limo's and medic vehicles. The opportunity to maintain maximum flexibility for these atypical uses is very important for both the South Florida Fair and Mars.

Additionally, the required trees are incorporated directly adjacent to the new parking lot and will still provide shade which is the intent of the interior islands. Live Oaks will be utilized; they are being installed at a minimum 14-foot height with a 7-foot spread and a 3.5-inch caliper. This exceeds the code minimum requirement of a minimum 10-foot height and will provide immediate shade. The Live Oak trees that will be planted in the required terminal islands will also be installed at the greater height. Palm trees are also provided in excess of the number required and an upgraded buffer with Royal Palms and Medjool Palms is proposed on the south side of the parking area. Pedestrian pathways have been incorporated to facilitate access for when the lot is used for parking.

COMPLETED BY STAFF

STAFF RECOMMENDATION:

The Zoning Division has reviewed your Alternative Landscape Plan and is recommending approval. The proposal deviation from the literal intent of the landscape code is as follows:

- ULDC Code Section 7.3.G.3.a(2), requires one interior island with tree per every twelve parking spaces. The Alternative Landscape Plan proposal is to relocate 17 trees required in the interior islands to the perimeter of the parking lot. The relocation of these 17 trees plus the increase in size from ten foot to fourteen foot, along with the addition of nineteen (19) sabal palms, twelve (12) Ligustrums, and one hundred sixty-six (166) shrubs to the perimeter of this parking lot will allow for greater flexibility to the users by accommodating a variety of vehicle sizes. The trees relocated and added along with additional shrubs to the perimeter will be providing buffering from the parking lot to other uses on site.

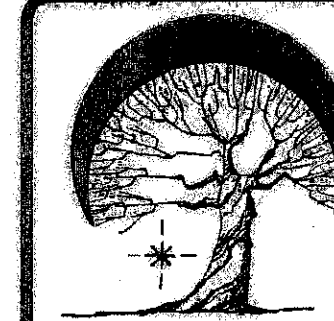
The proposed adjustments to the placement, size increase and additional palms to the landscaping will allow Mars and the Fairgrounds for flexibility in parking for, VIP box and season ticket holders, staging area for four buses, RVs, limo's and visitors of the various fairground facilities. The use of larger Live Oaks in the terminal islands and the buffers, increased size of four terminal islands to 18'x36', plus additional Royal Palms, Sabal Palms, and Medjool Palms, justifies staff's support. The change also allows for pedestrian pathways to facilitate access for when the lot is used for parking.

Conditions of Approval:

1. Prior to DRC certification of the Alternative landscape Plan, the applicant shall ensure the Justification Statement and Staff's Comments are attached to the plan. (DRC)

2. By December 10, 2001, the applicant shall submit for the permit of the parking lot (paving and drainage permit), at which time a copy of the Alternative Landscape Plan shall be submitted as part of the permit application. (MONITORING, LANDSCAPE)

3. Any modifications to the Site Plan that are not consistent with the Alternative Landscape Plan reviewed as part of this submittal, shall receive approval from the Landscape Section. (DRC-LANDSCAPE)

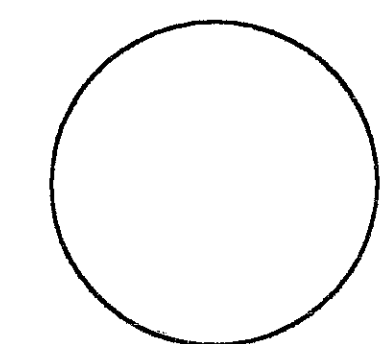


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Mars Music Amphitheater® the So. Florida Fairgrounds VIP Parking Lot Palm Beach County, Florida

REVISIONS

8/3/01
Staff Comments

DESIGNED BY: WEV
DRAWN BY: WV/TS
CHECKED BY:
DATE: 5/29/01
SCALE: AS SHOWN
CAD FILE: 2130-L1
SHEET

L1

JOB NO. 2130